

DESIGN AND CONSTRUCTION BOARD OF REVIEW  
MEETING MINUTES  
January 22, 2019  
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A regular meeting of the Design and Construction Board of Review was held at 5:00 PM in Council Chambers of Rocky River City Hall with the following members present:

Jill Brandt, Member  
Michael Tomsik, Member

Presence Noted: James Moran, City Council President

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| 1. CLEVELAND CLINIC EXPRESS CARE<br>19895 Detroit Rd.                    | Signage<br>APPROVED   |
| 2. HEALTH SOURCE<br>21820 Center Ridge Rd.                               | Signage<br>APPROVED   |
| 3. RAISING CANE'S<br>21330 Center Ridge Rd.<br>(Formerly Executive Club) | <u>Pre-Preliminary Review for Design<br/>Concept</u><br>New Restaurant with Drive-Thru<br>NO MOTION |
| 4. VIRGINIA LYNCH<br>20735 Westway Blvd.                                 | <u>Preliminary Review</u> Second Story<br>Addition and Single Story Addition                        |
| 6. JESSICA AND PETER SPACHNER<br>56 Collver Rd.                          | <u>Preliminary Review</u> 2-Story Addition  |

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| 1. CLEVELAND CLINIC EXPRESS CARE<br>19895 Detroit Rd. | Signage |
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Present: John Walsh, Brilliant Electric Sign Co.

- New wall sign panels with Cleveland Clinic Logo and new sign face on time/temperature sign
- Materials discussed
- Raceway to match building
- Board agrees this sign is clean and straightforward

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Mrs. Brandt moved to approve the signage, as presented. Mr. Tomsik seconded.

2 Ayes – 0 Nays  
APPROVED

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

2. HEALTH SOURCE Signage  
21820 Center Ridge Rd.

Present: John Walsh, Brilliant Electric Sign Co.

- New wall sign panels with Cleveland Clinic Logo and new sign face on time/temperature sign
- Materials presented and discussed; lighting discussed; sign colors discussed
- Raceway to match building
- Board agrees and recommends that the plane of the sign should be raised to be level with the top edge of the neighboring “Hair Affair” wall sign

Mr. Tomsik moved to approve the signage, with the above recommendation. Mrs. Brandt seconded.

2 Ayes – 0 Nays  
APPROVED

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

3. RAISING CANE’S Pre-Preliminary Review for Design  
Concept  
21330 Center Ridge Rd.  
(Formerly Executive Club) New Restaurant with Drive-Thru

Present: Jeff Pountney, ADA Architects

- New 3500 Sq. ft. freestanding building with drive-thru
- Signage to be approved in separate submittal
- Planning Commission to review Development Plan
- Brick, Dryvit and metal awning material samples were presented
- Standard mortar to be used

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- Covered patio area discussed; overhead door will meet the sill, railing for patio enclosure and landscaping were discussed
- Board agrees that they like the mix of materials, the design of the front entrance and the garage door
- Mrs. Brandt is concerned about the monochromatic color palette, but she likes the variety of materials that will be used
- Overall, Board provided a favorable review of the design concept and they will review this again following Planning Commission's preliminary approval of the Development Plan

4. VIRGINIA LYNCH  
20735 Westway Blvd.

Preliminary Review  
Second Story Addition and  
Single Story Addition

Present: James Gillespie, General Contractor

- Preliminary Review for design concept prior to Board of Zoning and Building Appeals request for side yard setback and air conditioner condenser variances
- New full second story to be added to existing bungalow style home
- First floor kitchen and dining area expansion, laundry, mudroom and pantry
- Second story master bedroom
- New siding to be feathered in at second story break or trim board will be added if new siding does not match existing siding
- Foundation materials to match existing
- All materials to match existing. New whole house roof.
- Board agrees that any new massing is downplayed by the amount of proposed fenestrations (windows)

Mrs. Brandt moved to approve additions, as presented. Massing is not of concern, as well as setback variance. Mr. Tomsik seconded.

2 Ayes – 0 Nays  
APPROVED

6. JESSICA AND PETER SPACHNER  
56 Collver Rd.

Preliminary Review  
2-Story Addition

Present: James Gillespie, General Contractor

- Preliminary Review for design concept prior to Board of Zoning and Building Appeals request for lot coverage variance for 30.2%
- Cedar roof shingles to replace entire home's roof

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- Applicants are commitment to quality of materials and classic architectural design
- New roof to be cedar shingles; Copper roof on 2 sections
- Turrets and rolled roof design to remain; leaded glass and casement windows to be restored
- Detached garage to remain
- Board agrees that these are excellent improvements and the addition looks like it is part of the original design of the home. Material choices in key locations are excellent
- Scale, massing and variations in plane are key factors relative to how the addition addresses the property line. Proposed addition is nicely done.

Mrs. Brandt moved to approve addition, as presented. Mr. Tomsik seconded.

2 Ayes – 0 Nays  
APPROVED

The meeting adjourned at 6:00 p.m.

Respectfully submitted,

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Jill Brandt, Member

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Michael Tomsik, Member